

Docket Item # 9-D
DEVELOPMENT SPECIAL USE PERMIT #2002-0035
ARHA SCATTERED HOUSING - S WHITING ST

Planning Commission Meeting
December 3, 2002

ISSUE: Consideration of a request for a development special use permit, with site plan, for construction of residential multi-family dwellings as affordable housing.

APPLICANT: Alexandria Redevelopment and Housing Authority
by Harry P. Hart, attorney

LOCATION: 325 South Whiting Street

ZONE: RC/Residential

PLANNING COMMISSION ACTION, DECEMBER 3, 2002: On a motion by Mr. Komoroske, and second by Mr. Gaines, the Planning Commission voted to recommend approval of the application subject to compliance with all applicable codes and ordinances and staff conditions. The motion carried on a vote of 6 to 0. Mr. Dunn was absent.

Reason: The Planning Commission generally agreed with the staff analysis and expressed that the project is key to the larger Samuel Madden redevelopment proposal.

Speakers:

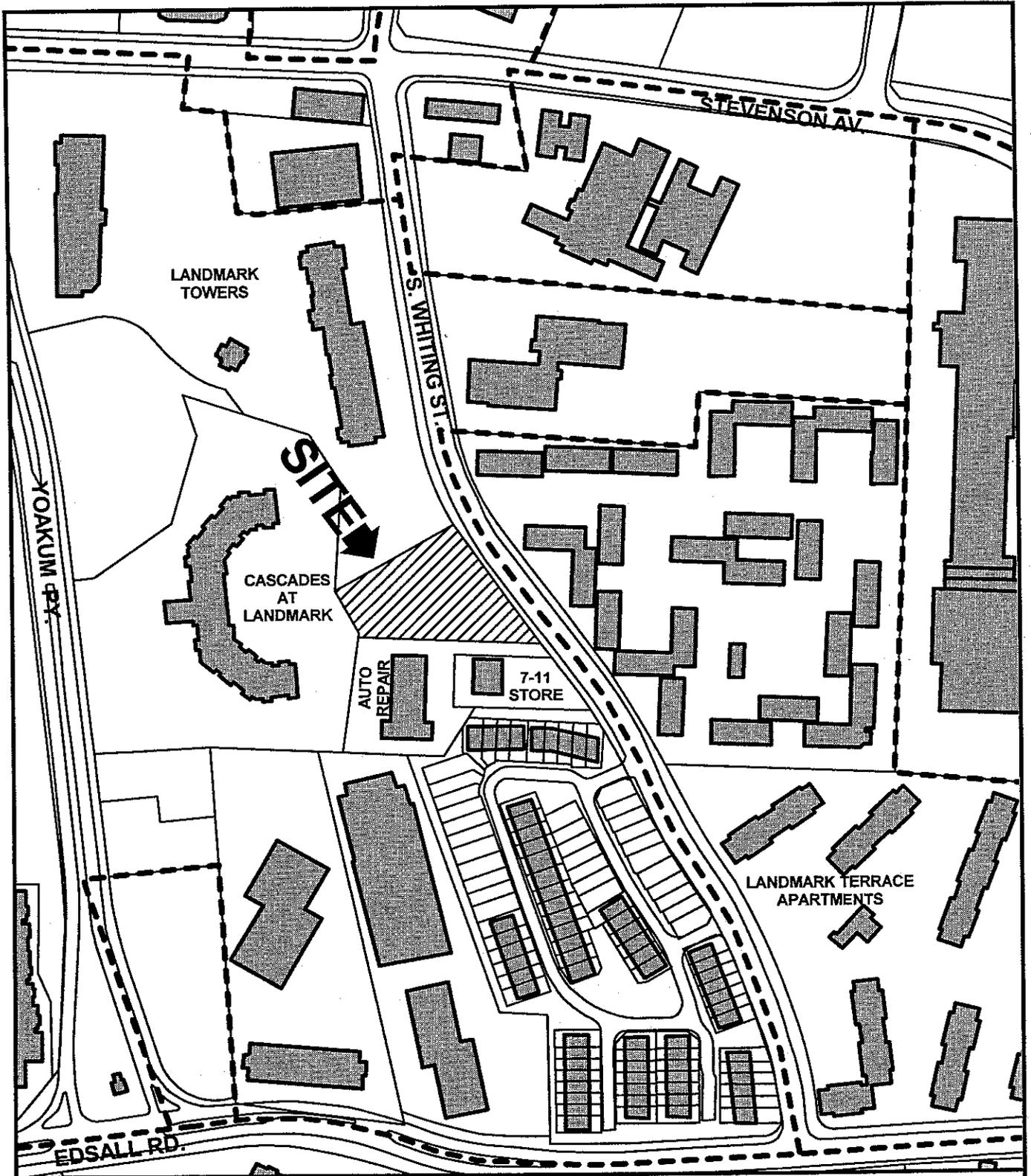
Harry Hart, attorney, representing the applicant, stated that ARHA was comfortable with all of the conditions as stated in the staff report, except that they wanted to discuss further some of the specific architectural requirements with staff prior to the City Council public hearing.

Annabelle Fisher, resident, spoke against the application citing poor public transportation, inadequate parking, lack of data on how many cars will be owned by the residents, excessive density of proposed population, inadequate trash collection, lack of recreation for older children, lack of disclosure of the projected costs, lack of washers and dryers in the units, negative stereotyping of public housing residents will be perpetuated by the failure of the proposal to meet higher standards of livability and the history of poor performance by ARHA in providing and maintaining public housing.

Maggie Williams, resident, spoke against the application citing the lack of opportunities for the public to be involved in the process, the lack of on-site and nearby recreation facilities for older children, the fact that so little of the open space provided will be usable and the two West End sites are too close to each other to be considered "scattered." She requested that the density on the site be significantly reduced.

Paul Hertel, resident, endorsed the proposal but with reservations, citing the lack of public recreation in the vicinity and the isolated location, away from many public services.

John Corrado, representing the Affordable Housing Advisory Committee, spoke in favor of the proposal and recognized that the new housing was not displacing other existing housing.



DSUP #2002-0035

12/03/02



STAFF RECOMMENDATION:

Staff recommends approval subject to compliance with all applicable codes and ordinances and the following conditions:

1. A tot lot shall be provided and equipped with play apparatus appropriate for the age groups of children residing in the complex, to the satisfaction of the Directors of P&Z and RP&CA. The equipment shall be installed prior to release of certificate of occupancy. (P&Z)(RP&CA)
2. A revised landscape plan shall be provided with the final site plan to the satisfaction of the Director of P&Z and RPC&A. The plan shall, at a minimum, include: (P&Z) (RPC&A)
 - a. A continuous row of street trees shall be planted 30 feet on center and shall have 4 inch caliper at the time of planting. Change either the street shade tree species, or the interior shade tree species, so that they are not the same;
 - b. The four parallel parking spaces located along the northern property line shall be eliminated and replaced with open space planted with additional landscaping, including shade trees.
 - c. Additional evergreen trees and shrubs shall be planted along the southern boundary to provide a continuous buffer between the new residences and the adjacent commercial activities. These trees shall be spaced 20 feet on center, from the front to the rear lot line. The walkway around the corner of the building shall be relocated to provide an adequate strip for planting adjacent to the property line.
 - d. Additional evergreen shrubs in the space on the south side of the driveway entrance to screen the view of the first parking bay in the lot.
 - e. Coordination of all trees with street and site lighting to avoid conflicts between poles and trees and to ensure effective lighting of the site.
 - f. All materials specifications shall be in accordance with the nursery industry standard for grading plant material, *The American Standard for Nursery Stock* (ANSI Z60.1)
 - g. All landscaping shall be maintained in healthy condition and replaced as needed to perpetuate the original intent of the design.
 - h. All underground and overhead utilities shall be coordinated with the landscaping and street trees, to the extent feasible, to minimize conflicts between tree roots and branches and the existing and proposed utility systems.
3. The final architectural shall be consistent with the design and level of detail shown on the preliminary elevation. The plans shall be revised to provide the following: (P&Z)
 - a) Each unit shall be entirely brick or cementitious siding, rather than a combination of the two materials.
 - b) Provide varying roof lines for each unit.

- c) Provide varying colors for each unit.
 - d) Units shall alternate in having dormers or chimneys.
 - e) Roof materials and color shall vary between units.
4. Exposed surfaces of retaining walls shall be covered with brick or stone and shall be designed to diminish their visual impact on the surrounding properties and public right-of-way and to enhance the view from the new residences, to the satisfaction of the Director of P&Z. All required handrails shall be of high quality materials and design, to the satisfaction of the Director of P&Z. The retaining walls adjacent to S. Whiting Street, shall be high quality, no greater than 2.5 feet in height (P&Z)
- Storm drains or other utilities under the tot lot shall be a minimum of 2 feet below bottom of playground much. (RP&CA)
6. All archaeological work will be carried out in accordance with the *City of Alexandria Archaeological Standards* and is subject to the approval of the City Archaeologist. (Hist. Alex.)
7. To enhance the appearance of the street frontage, fencing along the S. Whiting Street frontage shall be an open metal picket type, or another style of fence appropriate for a front yard, to the satisfaction of the Director of P&Z.(P&Z)
8. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware and alarms for the proposed homes. This is to be completed prior to commencement of construction. The phone number is 703-838-4520. (Police)
9. Request a security survey for the construction trailer as soon as it is placed on the site. (Police)
10. The side windows by some of the entrance doors should be eliminated to enhance security. (Police)
11. Address numbers are to be placed on the front and back of each building. (Police)
12. Provide an Environmental Assessment Statement including information regarding any known groundwater contamination on the plan. (T&ES)
13. Project must demonstrate and comply with the Article XIII of Alexandria Zoning Ordinance including the treatment of water quality volume default. The final plan must include appropriate worksheets and BMP facilities. (T&ES)

14. Plan does not indicate whether or not there are any know soil and groundwater contamination as required with all preliminary submissions. Should any unanticipated contamination or underground storage tanks, drums and containers are encountered at the site the applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Division of Environmental Quality. (T&ES)
15. If fireplaces are to be included in the development, the applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)
16. All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. (T&ES)
17. The stormwater collection system is part of the Holmes Run watershed. All stormwater inlets shall be duly marked to the satisfaction of the Director of T&ES. (T&ES)
18. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES)
19. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do no meet this standard. (T&ES)
20. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design engineer or his designated representative. The design engineer shall make a written certification to the City that the BMP(s) are constructed and installed as designed and in accordance with the approved Final Site Plan. (T&ES)
21. The surface appurtenances associated with the on-site structural BMP's shall be marked to the satisfaction of the Director of T&ES to identify them as part of the structural BMP system. (T&ES)
22. For any surface-installed Best Management Practices, i.e. Bio-Retention Filters, Vegetated Swales, etc. are employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)

23. The Developer shall furnish the owners with an Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include an explanation of the functions and operations of each BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, a schedule of routine maintenance for the BMP(s) and supporting equipment, and a copy of the maintenance agreement with the City. (T&ES)
24. A "Certified Land Disturber" must be named on the Erosion and Sediment Control sheets prior to release of the final Site Plan in accordance with Virginia Erosion and Sediment Control Law VAC §: 10.1-563.B. (T&ES)
25. Show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets City Standards, to the satisfaction of the Director of T&ES, in consultation with the Police. (T&ES)(P&Z)
26. Plan must demonstrate to the satisfaction of director of T&ES that adequate storm water outfall is available to the site or else developer is to design and build any on or off site improvements to discharge to an adequate outfall. (T&ES)
27. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
28. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
29. Solid waste services for the site shall be provided by the City. In order for the City to provide solid waste service, the following conditions must be met. The development must meet all the minimum street standards. If the standards are met, the developer must provide adequate space within each unit to accommodate a City Standard super can and recycling container. The containers must be placed inside the units or within an enclosure that completely screens them from view. If these conditions are met, the developer must purchase the standard containers from the City or provide containers that are compatible with City collection system and approved by the Director of Transportation and Environmental Services. (T&ES)

30. The intersection of the two parking lots shall be designed to accommodate emergency and trash collection vehicle movements, to the satisfaction of the Directors of T&ES and Code Enforcement. (Codes) (T&ES)
31. Provide a separate sanitary sewer lateral for each unit serviced by a separately metered water service. Multiple units that are serviced by a single water service meter may have a single sanitary lateral connection, designed to the satisfaction of the Director of T&ES. (T&ES)
32. Proposed sanitary sewer along southern property line is not acceptable. Extend existing sanitary sewer on S. Whiting Street to site entrance and extend all sanitary laterals to S. Whiting Street. (T&ES)
33. Extent 4' sidewalk adjacent to handicap parking to 6' wide sidewalk. Proposed handicap parking spaces are not acceptable. Revise handicap parking length to be 18', as per City standard. (T&ES)
34. The applicant shall be allowed to make minor adjustments if the changes do not result in a loss of parking and landscaping, or an increase in impervious area. (P&Z)
35. Temporary structures for construction shall be permitted. The period such structures are to remain on the site, the size and site arrangement of the structures shall be subject to the approval of the Director of Planning and Zoning. (P&Z)
36. Any inconsistencies between the various drawings submitted by the applicant shall be reconciled to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. (P&Z)
37. All utility structures, such as transformers, switch boxes, cable and telephone pedestals, ventilation areas, areaways, etc. shall be located away from the entrances to the new buildings and out of the front yard setback to the greatest extent possible. The final location and screening of these items will be approved by the Director of Planning and Zoning prior to release of the final site plan. (P&Z)
38. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z)

39. As-built plans for the entire project shall be submitted by the applicant and approved by the Director of Planning and Zoning prior to issuance of a certificate of occupancy permit. (P&Z)
40. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z)
41. The applicant shall seek abandonment, by the adjacent property owner on the north, the ingress/egress easement that crosses the site. This access lane would remain as an EVE easement only and would be gated to the satisfaction of the Director of Code Enforcement. (P&Z)
42. Solid waste services for the site shall be provided by the City. In order for the City to provide solid waste service, the following conditions must be met. The development must meet all the minimum street standards. If the standards are met, the developer must provide adequate space within each unit to accommodate a City Standard super can and recycling container. The containers must be placed inside the units or within an enclosure that completely screens them from view. If these conditions are met, the developer must purchase the standard containers from the City or provide containers that are compatible with City collection system and approved by the Director of Transportation and Environmental Services. (T&ES)
43. The proposed street trees adjacent to the public street shall be setback an additional 5 feet from the driveway intersection(s) and be limbed up to the satisfaction of the Director of T&ES, the Director of P&Z and the City Arborist to ensure adequate visibility. The relocated tree and the adjoining tree will be spaced approximately 25 feet on center. The remaining trees will continue to be 30 feet on center as depicted on the preliminary landscape plan. The number of trees depicted on the preliminary landscape plan shall continue to be provided on the final landscape plan. (P&Z)
44. Relocate the sanitary sewer line to north of all units, in the east-west parking lot, and extend it east, to the center of S. Whiting Street. (T&ES)
45. A freestanding subdivision or development sign that differentiates the proposed development from the existing neighborhood shall be prohibited. (P&Z)

Special use permits and modifications requested by the applicant and recommended by staff:

1. Parking reduction pursuant to Section 7-700 of the Alexandria Zoning Ordinance
2. Side yard modification from the required 16 feet to 15.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

BACKGROUND:

The applicant, the Alexandria Redevelopment and Housing Authority (ARHA), requests approval of a development special use permit, with a site plan, to construct 24 multi-family affordable dwelling units located at 325 S. Whiting Street. ARHA is in the process of acquiring the property from the current owner, Park 600 Limited Partnership.

ARHA currently owns and operates 1,191 units of publicly assisted and market housing, of which 1,060 units are subsidized. These 1,060 units, as well as the 90 units at Annie B. Rose House are governed by the language of the City's Resolution 830. Resolution 830, adopted in 1982, says that any of the then-existing 1,150 public housing units that are eliminated shall be replaced with other publicly-assisted units. One hundred of these units are located in the Samuel Madden Homes (Downtown) community which is bounded by Princess, Royal, Pitt and Pendleton Streets. In 1996, the ARHA Board of Commissioners, after an intensive study, approved redeveloping the site Samuel Madden site. The approved plan is to build 52 replacement public housing units and up to 118 market units on the current site and 48 replacement public housing units on scattered sites elsewhere in Alexandria.

After reviewing many alternative sites, a Working Group consisting of City Council and ARHA Board members, a representative from the City's Planning Commission, the City Manager and the ARHA CEO selected the Reynolds Street site as one of the three locations for the 48 off-site units to be replaced from Samuel Madden Homes.

Description of the Property

The subject property is one lot of record with 263.12 feet of frontage on S. Whiting Street, 246.79 feet of depth and a total lot area of 44,015 square feet. The site is undeveloped. Access to the property is from S. Whiting Street

The subject property is located in the RC/High Density Apartment zone. Section 3-900 of the zoning ordinance allows a multi-family dwellings as a permitted use in the RC/High Density Apartment zone. The proposed use is consistent with the Landmark/Van Dorn chapter of the Master Plan which designates the property for Residential High use.

The site is currently mostly covered by vegetation, including a number of substantial trees. A strip of the site, approximately 15 feet wide along the northern boundary is maintained with lawn and ornamental trees. A low hedge just outside the north property line of the site separates the lawn area from a parking lot on the adjacent property to the north. All of the adjacent parcels are zoned RC except immediately across S. Whiting Street which is zoned RCX. That land is developed in low to mid-rise multi-family residential use.

A 22 foot wide emergency vehicle and ingress/egress easement crosses the site at the northern corner, connecting the parking lot on the adjacent property, belonging to Capreit Landmark Limited Partnership, to S. Whiting Street. A grade and slope easement crosses the west end of the site where the land slopes steeply to an access roadway on the adjoining property. The site to the west is developed as high rise residential and owned by Park 600 Limited Partnership.

Abutting the site on the south are two parcels occupied by a convenience store facing the street and an automotive service business in the rear. The paved area around these businesses extends to the property line of the prospective ARHA site.

Description of the Project

ARHA proposes to construct 24 affordable housing units on the site, each having 2 bedrooms. The four separate structures proposed would include single level flats on the ground floor and stacked townhouse-type units. The site and buildings will be graded to provide that each dwelling has individual entry to the outside, without use of common corridors. The ground floor flats will be designed to be accessible to persons with disabilities. These four units will have direct access to the parking lot.

The buildings closest to S. Whiting Street will be set back 13 to 20 feet from the right-of-way and landscaped to provide an attractive appearance from the street and to provide semi-private yards for the five units having their access on that side.

Parking will be provided in a surface lot that occupies the northern side and middle of the site, between the front and rear buildings. At the south end of the middle parking area, a tot lot will be installed. Landscaping will be provided within the development and around the edges to screen views into commercial areas and adjacent parking lots.

The buildings will be up to 50 feet in height and will be designed with a brick waterline, horizontal siding, sloping roofs, and generous detailing to create an attractive appearance from S. Whiting Street and the surrounding properties.

PROJECT: 325 S. Whiting Street, ARHA Scattered Site SUMMARY OF PROPOSED DEVELOPMENT		
Property Address:	325 S. Whiting Street	
Total Site Area:	1.01 acres	
Zone:	RC/High Density Apartment	
Current Use:	Vacant	
Proposed Use:	Multi-family residential	
	<u>Permitted/Required</u>	<u>Proposed</u>
Floor Area	55,018 sf	25,804 sf
FAR	1.25	.59
Yards	Front 0'	13.7'+
	Rear 1:1ratio, minimum 8'	25'
	Side 1:3 ratio, minimum 16'	15'
	Interior NA	NA
Zone Transition	NA	NA
Height	150'	50'
Open Space	17,606 sf	20,300 sf
Parking	49	41

STAFF ANALYSIS:

Staff recommends approval of the proposed 24 multi-family units at 325 S. Whiting Street. Although there have been concerns throughout the process of developing the preliminary plan, staff believes that ARHA has made sufficient improvements to the buildings and site layout to justify approval. The footprint of the buildings has been reduced to a minimum while accommodating ARHA's need for accessible flats and minimal stacking of families; two very difficult criteria to physically accomplish on the same site. Staff believes that the increased open space, addition of a children's play area, and the attractive building design and landscaping proposed improves substantially on earlier proposals for the site.

The major issues raised by the proposal are:

- site layout and building design,
- parking, and
- open space and landscaping.

Each of these issues is discussed in more detail below.

Site Layout and Building Design

The twenty-four units are provided within four separate buildings, each of modest scale and incorporating between four and ten units. The proposed buildings are arranged on the site so that units face South Whiting Street and the interior surface parking lots. The two buildings along the S. Whiting Street frontage will be aligned almost parallel to the street and have facades that look like four story townhouses. The exteriors will be brick and siding and have a variety of roof lines and dormers. The space between the two buildings will be an elevated terrace off of which will be the entrances to the units that occupy the upper two floors on the ends of the buildings. The ends of the two buildings along the street will have windows on the lower three floors and balconies on the second and third floors. The central portion of the end elevations will be set out from the building facade and have a separate gable.

The buildings at the rear of the site will have smaller footprints, but will be similar in height and facade design to the front buildings. ARHA proposes to use high quality materials in constructing the development.

Exterior finishes proposed for the four buildings in the elevations submitted are generally acceptable. Materials include brick and Hardiplank cementitious horizontal siding on the walls, and vinyl windows, fascias and friezes. Exterior doors will be insulated metal, while balcony railings will be wood and metal. The roof of all the units will be fiberglass shingles.

Parking

A key issue raised by the development proposal is parking. The City's zoning ordinance parking requirement for the site is 42 spaces (1.75 spaces per each two-bedroom unit), plus an additional 15% visitor parking would typically be required, for a total parking requirement of 49 spaces. ARHA is requesting a parking reduction to allow 41 parking spaces, an average of 1.71 spaces/unit.

Section 7-700 of the Alexandria Zoning Ordinance allows for approval of parking reductions for development that includes dwelling units for rent or sale to residents having low and moderate income when the City Council determines that the development meets the standards for issuance of a special use permit under Section 11-500. The applicant provided a parking study, summarized in the table below, conducted at six existing scattered site ARHA projects that shows the overall average number of vehicles per unit to be 0.8, with a range of 0.3 to 1.3 cars per unit. Staff finds that the parking study provided adequately documents that demand for off-street parking at the site will be less than the 1.5 spaces per unit proposed. Staff believes the study findings show that the proposed parking on the site is more than adequate for the proposed units. In fact, staff is recommending a further reduction of 4 parking spaces, down to 37 spaces (1.54 spaces/unit) so that asphalt can be reduced along the northern property line and more open space/landscaping can be provided, as discussed in more detail below.

Existing Parking at Six Scattered Sites-Seven Day Summary*

Scattered Site Property	No. of Units	No. of Spaces	Spaces per Unit	Mean No. Used	Max. No. Used
3481-3499 Duke St.	10	16	1.6	0.9	1.2
3108-3120 28 th St.	15	26	1.7	0.5	0.7
1700-1718 W. Braddock Rd.	10	16	1.6	1.0	1.3
57-75 Yale Dr.	10	13	1.3	1.1	1.3
27-55 S. Bragg	15	25	1.7	0.5	0.5
5802-5820 Sanger Ave.	10	15	1.5	0.6	0.9

* Surveys conducted between 10:00 pm and Midnight for a week in October 2002

Open Space and Landscaping

Because the site provides relief from the highly developed adjacent properties, the provision of an attractive and well landscaped new development is important to maintain the overall appearance of the area. Staff was initially concerned about the lack of open space and landscaping on the site, but ARHA has worked to refine the plan to incorporate more of both. ARHA has developed the plan to have generous tree plantings along the street frontage and side and rear lot lines. Six street will be planted along S. Whiting street between the curb and the sidewalk. A second tier of 14 more trees will provide a significant vegetative buffer along the front of the site.

The southern boundary and the rear of the site will be planted with a row of dense evergreen trees to provide a strong vegetative perimeter to provide privacy and to replace the current wooded appearance of the site. There is less opportunity for landscaping on the proposed plan along the northern boundary line, because parking and the dumpster are located very close to the property line. As noted above, staff is recommending removal of four parking spaces from the plan; this will provide an additional 7' of open space that can be planted with trees and shrubbery along much of the northern property line.

The interior of the site will have numerous ornamental trees and shrubs to create a pleasant environment for the residents. Green areas located outside the entrance to each dwelling unit will be designated the private space for the unit. Additional individual plantings are expected to occur in these garden areas.

A centrally located tot lot will be provided and appropriately equipped. The tot lot will be linked to all of the residential units by a walkway that runs along the southern edge of the site as well as walkways leading to all the units.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Kimberley Johnson, Chief, Development;
Rob McLeod, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Planning and Zoning

- F-1 Indicate locations of transformers, ground level and roof top air conditioning units, dumpsters and method for screening utilities. (P&Z)

Office of Housing

- F-1 This project will provide affordable housing for public housing residents; therefore, conditions related to the Affordable Housing Policy are waived.

Transportation & Environmental Services:

- F-1 As required by original comments there still is no Environmental Site Assessment Statement (ESA) included in this submission, nor there is a statement regarding any known onsite soil or groundwater contamination or absence thereof.
- F-2 The plan as submitted fails to demonstrate compliance with the Article XIII of the Alexandria Zoning Ordinance.
- a) Incorrect worksheet was used for the demonstrating compliance with the City's Chesapeake Bay Program for the water quality control.
 - b) The worksheet used was incorrectly filled and calculations shown are erroneous.
 - c) Therefore the provision of the Stormceptor as proposed on this plan may not meet the water quality requirements for this site and therefore site changes may be warranted to accommodate some other structural device as warranted by corrected worksheet.
- F-3 The City wants to bring to the attention of the applicant/developer of the project that the changes that will be required to meet the City Ordinances related to Storm Water Quality may have design and financial impacts on the proposed project that are not reflected by and in the currently proposed design.
- F-4 Perp. Parking spaces should be a minimum of 8.5' wide.

- F-5 Parallel parking spaces should be 20'-22' long, not 18' long.
- F-6 There is no access for sold waste trucks onto property.
- F-7 On sheet 4, truck turning movements not adequate. Width show is 5' and does not show rear wheel path.
- F-8 Street lighting is inadequate.
- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 All down spouts must be connected to a storm sewer by continuous underground pipe.
- C-3 The sewer tap fee must be paid prior to release of the plan.
- C-4 All easements and/or dedications must be recorded prior to release of the plan.
- C-5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C-6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-7 All utilities serving this site to be underground.
- C-8 Provide site lighting plan.
- C-9 Provide a phased erosion and sediment control plan consistent with grading and construction.
- C-10 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-11 The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control which includes requirements for pollutant load reductions and treatment of the Water Quality Volume Default (WQV).
- C-12 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.

Virginia American Water Company

1. Water service is available for domestic use and fire protection. Hydraulic calculations will be completed to verify main sizes upon final submittal of the site plan. Profiles will be required for hydraulic calculations.
2. Maintain a 10' horizontal separation between water and sewer mains.
3. Provide a 10' water line easement for mains and hydrants out of the public right-of-way.
4. Show fire and domestic services to the buildings.
5. Fire and domestic services must be separate connections to the water main.
6. Show a two-inch blow off on all dead-end mains.
7. All hydrant laterals must be six-inches in diameter.
8. A gate valve is required on any service one and one-half inches and larger, and any fire hydrant lateral.

Code Enforcement:

- C-1 The entire drive aisle shall be recorded as a emergency vehicle easement in the land records. EVE noted on plans.
- C-2 Before issuance of a land disturbance, building or demolition permit, a rodent abatement plan shall be submitted to this office for review and approval.
- C-3 All structures on this site shall be equipped with a fire sprinkler system.
- C-4 Provide Fire Department connections within 100' of fire hydrant for each building. FDCs are not shown on plans.
- C-5 The proposed fire hydrant should be located so that a hose laid to the apartment building does not cross the drive aisle.
- C-6 Verify that the sidewalks leading to all units are accessible to the handicapped. Not reflected on plans.

- C-7 Show location of adjacent fire hydrants. Adjacent hydrants not shown on plans.
- C-8 Provide a soil investigation report at the time of construction permit submission.
- C-9 Prior to the release of a final site plan a fire flow analysis shall be submitted to this office for review and approval.
- C-10 A separate permit is required for all retaining walls.
- C-11 Turning movements of fire department apparatus are possible for the entrance to this project and the modified emergency vehicle easement for the adjacent property (Condition met).
- C-12 Show location of all domestic and fire water service lines. All lines service lines not shown on plans.
- C-13 Provide the ability for emergency response vehicles to turn around. Not shown on plans.
- C-14 Construction permits and plans are required for this project.

Health Department:

No comments were received from this department.

Police Department:

Planning and Zoning is not recommending the following because the use surrounding the parking lot will be residential. Illumination levels of 2.0 foot candles in or adjacent to a residential area would negatively impact the livability of the interior of the dwellings. Instead of the proposed Police condition, staff is recommending the City's standard lighting condition, lighting levels be to the satisfaction of the Director of T&ES, in consultation with the police.

- R-1 Lighting for the parking lot and sidewalks is to be a minimum of 2.0 foot candles minimum maintained. (Police)

Planning and Zoning is not recommending the following because the purpose of the spruce trees is to provide a visual separation between the residential use and the adjacent commercial automotive repair establishment. If the trees were pruned as suggested, there would be no effective buffer for the residential use.

R-2 The proposed Colorado Blue Spruce trees on the south side of the project, close to the sidewalk, are to be limbed up a minimum of 6 feet as they mature, to enhance natural surveillance. (Police)

Historic Alexandria (Archaeology):

- F-1 There is no record of any site on this property, but the lot does have the potential to yield archaeological resources which could provide insight into Native American occupation of the City prior to the arrival of Europeans. The property is a wooded area located on a terrace between two small drainages which historically flowed southward into Holmes Run. Terrace environments like this one have yielded evidence of use by Native Americans. However, there has been previous ground disturbance on all the boundaries of this property, but the extent to which this lot has been disturbed is unknown.
- F-2 If federal funds are involved in this project, the applicant must follow the procedures for compliance with Section 106 of the National Historic Preservation Act of 1966.
- C-1 The applicant should provide information to Alexandria Archaeology on previous ground disturbance (e.g. grading, filling, presence of previous structures, etc.) on this land. This could be provided by maps, written documents, or photographs.
- C-2 If deemed necessary by the City Archaeologist after a review of the evidence relating to previous ground disturbance, the applicant must hire an archaeological consulting firm to conduct an Archaeological Evaluation and prepare and implement a Resource Management Plan, as outlined in the City of Alexandria Archeological Standards.
- C-3 All archeological preservation must be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance). To confirm, call Alexandria Archaeology at (703)838-4399.
- C-4 The above statement (in C-3) must appear in the General Notes of all site plans. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

- C-5 Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.
- C-6 If warranted by the City Archaeologist, the applicant will erect a historic marker on the property according to specifications provided by Alexandria Archaeology. The marker will highlight the historical and archaeological significance of the property.
- C-7 If warranted by the City Archaeologist, the applicant will produce a small booklet for distribution to the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology.

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2002-0035

PROJECT NAME: ARHA Scattered Sites

PROPERTY LOCATION: 325 S. Whiting Street

TAX MAP REFERENCE: 57.00-02-03 ZONE: RC

APPLICANT Name: Alexandria Redevelopment and Housing Authority

Address: 600 N. Fairfax Street, Alexandria, VA 22314

PROPERTY OWNER Name: Alexandria Redevelopment and Housing Authority

Address: 600 N. Fairfax Street, Alexandria, VA 22314

SUMMARY OF PROPOSAL: DSUP for 24 Multi-Family Affordable Dwelling Units with a parking reduction pursuant to § 7-700.

MODIFICATIONS REQUESTED: Modification of Side Yard Setback

SUP's REQUESTED: Parking Reduction pursuant to § 7-700.

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of Title 7, Chapter 5 of the Code of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notices on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

Harry P. Hart
Print Name of Applicant or Agent

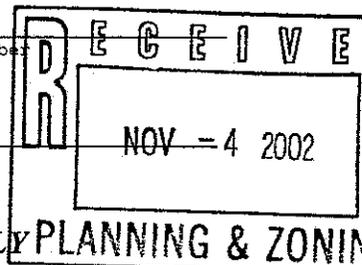
Harry P. Hart
Signature

HART, CALLEY, GIBBS & KARP, P.C.
Mailing Address

(703) 836-5757
Telephone Number

307 N. Washington St., Alex. VA 22314
Mailing Address

Date



DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____
Fee Paid & Date: \$ _____
Legal Advertisement: _____

Received Plans for Completeness: _____
Received Plans for Preliminary: _____
Property Placard: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

325 S Whiting St
ARHA SCATTERED HOUSING
DSUP #2002-0035

All Applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, auto oriented uses and freestanding signs requiring special use permit approval.

1. The Applicant is the (check one) Owner Contract Purchaser
 Lessee or Other: _____

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation in which case identify each owner of more than ten percent.

N/A

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes. Provide proof of current City business license.
 No. The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

2. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary.)

Alexandria Redevelopment and Housing Authority ("ARHA") is proposing a multi-family public housing unit residential development with 24 units in two buildings. Public Water and Sewer Services will be provided. Storm Drainage will be provided by an on-site underground detention system if adequate outfall is not available.

The purpose of the DSUP is to provide public housing units on this site, as part of its relocation of units from the Samuel Madden Homes (Downtown) redevelopment. ARHA is requesting a parking reduction pursuant to Zoning Ordinance § 7-700 based upon providing low income housing units in this project. A parking survey has been completed which reveals that at ARHA's other scattered sites, the parking demand, on average, is .8 per unit. The application provides 1.5 spaces per unit, plus 15% visitor spaces, which is below the required amount under the Zoning Ordinance.

3. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

N/A

4. How many employees, staff and other personnel do you expect?
Specify time period (i.e. day, hour, or shift).

N/A

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
	24 hours/day, 7 days/week		

6. Describe any potential noise emanating from the proposed use:

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

The only noise anticipated is that which regularly accompanies any housing development.

- B. How will noise from patrons be controlled?

Units will be constructed according to standards that maintain most noise of the residents within the structure itself.

7. Describe any potential odors emanating from the proposed use and plans to control them:

Normal odors consistent with residential use.

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Normal type consistent with residential use.

B. How much trash and garbage will be generated by the use.?

Normal amount consistent with residential use.

C. How often will trash be collected?

Once a week by the City Collection. Bulk pickup will occur weekly by ARHA, ie., furniture, etc.)

D. How will you prevent littering on the property, streets and nearby properties?

ARHA monitors their properties regularly to police trash on the site and fines residents for excessive litter on the property associated with their unit.

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

10. Will any organic compounds, for example, paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. What methods are proposed to ensure the safety of residents, employees and patrons?

ARHA provides usual household security measures to all of their units.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine, or mixed drinks?
 Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

48 spaces

- B. How many parking spaces of each type are provided for the proposed use:

9 Standard spaces (9 feet x 18.5 feet)

32 Compact spaces (8 feet x 16 feet)

2 Handicapped accessible spaces.

 Other.

- C. Where is required parking located? (check one) on site [] off-site.

If the required parking will be located off-site, where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking with 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100(A)(4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

See Attached Parking Reduction Supplemental Application.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the

zoning ordinance? N/A

- B. How many loading spaces are available for the use? N/A

- C. Where are off-street loading facilities located? N/A

- D. During what hours of the day do you expect loading/unloading operations to occur?

N/A

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

N/A

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street Access is Adequate.

PARKING REDUCTION SUPPLEMENTAL APPLICATION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)
ARHA is requesting a parking reduction from 48 spaces to 43 spaces.

2. Provide a statement of justification for the proposed parking reduction. _____

Pursuant to the parking study conducted of other ARHA scattered sites, the demand for parking at these type of units is, on average, .8 per unit. The applicant is requesting a reduction from 2.0 spaces per unit to 1.5 spaces per unit. Parking Study is attached.

3. Why is it not feasible to provide the required parking? _____

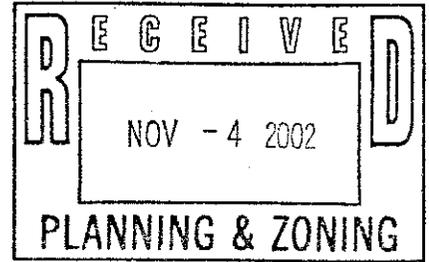
Based upon space on the site, it is not feasible to provide more than 1.5 spaces on site, plus 15 % visitor spaces.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? Yes. No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

325 S Whiting St
ARHA SCATTERED HOUSING
DSUP #2002-0035 Rob McLeod



Parking Analysis
Of
Scattered Site Properties
Alexandria Redevelopment and Housing Authority
October 2002

Parking Analysis of ARHA Scattered Sites

Methodology

This parking analysis is based on six ARHA scattered site properties in western Alexandria. Each property is comprised of ten to fifteen two-bedroom and three-bedroom units. A count of cars parked in the parking lot of each property was made each night between 10:00 p.m. and midnight for a calendar week in early October 2002.

Summary

Over the week sample period, the average number of cars parked in the ARHA parking lots were 0.8 cars per unit, or 0.3 cars per bedroom. The average parking provided at each ARHA property was 1.6 cars per unit, or 0.6 cars per bedroom. The average number of parking spaces used was approximately 50% of those provided. This, of course, leaves approximately 50% of the parking spaces each night empty.

There was considerable variation in the parking used over the sample period. The average of the maximum single parking night for each property was 1.0 cars per unit, or 0.4 cars per bedroom. The maximum parking for any property at any night over the sample period was 1.3 cars per unit, or 0.7 cars per bedroom. The average of the minimum single parking night for each property was 0.6 cars per unit, or 0.2 cars per bedroom. The minimum parking for any property at any night over the sample period was 0.3 cars per unit, or 0.1 cars per bedroom.

PARKING ANALYSIS
ARHA SCATTERED SITES

ARHA Scattered Site Properties	Units Size and Distribution				Total Bedrooms @ Property	Parking Provided			Summary for Seven Days					
	Location	Total Units	2 BR Units	3 BR Units		4 BR Units	Spaces	Spaces/ Unit	Spaces/ BR	Parking Used				Empty Spaces
									Mean Cars/ Unit	Max. Cars/ Unit	Max. Cars/ BR	Max. Cars/ BR	Mean Empty	Min. Empty
3481-3499 Duke St. (Arell Ct.)	10	10			20	16	1.6	0.8	0.9	1.2	0.5	0.6	6.7	4
3108-3120 28th St.	15	7	8		38	26	1.7	0.7	0.5	0.7	0.2	0.3	18.4	16
1700-1718 W. Braddock Rd.	10	10			20	16	1.6	0.8	1.0	1.3	0.5	0.7	5.9	3
57-75 Yale Dr.	10		6	4	34	13	1.3	0.4	1.1	1.3	0.3	0.4	1.9	0
27-55 S. Bragg	15	7	8		38	25	1.7	0.7	0.5	0.5	0.2	0.2	18.0	17
5802-5820 Sanger Ave.	10	4	5	1	27	15	1.5	0.6	0.6	0.9	0.2	0.3	8.9	6
Average							1.6	0.6	0.8	1.0	0.3	0.4	10.0	7.7

32

PARKING ANALYSIS
ARHA SCATTERED SITES

NEED Name of Site Property	Units Size and Distribution				Total Bedrooms of Property	Parking Provided			Actual Parking Used				Actual Parking Used			
									Mon., Oct 7 10:05 - 11:31 PM				Tue., Oct 8 10:03 - 11:31 PM			
	Location	Total Units	2 BR Units	3 BR Units		4 BR Units	Spaces	Spaces/Unit	Spaces/BR	Cars	Cars/Unit	Cars/BR	Empty Spaces	Cars	Cars/Unit	Cars/BR
484-499 Duke St. Carell Ct.	10	10			20	16	1.6	0.8	10	1.0	0.5	6	12	1.2	0.6	4
408-410 28th St.	15	7	8		38	26	1.7	0.7	10	0.7	0.3	16	7	0.5	0.2	19
1700-1718 W. Braddock Rd.	10	10			20	16	1.6	0.8	10	1.0	0.5	6	9	0.9	0.5	7
57-75 Yale Dr.	10		6	4	34	13	1.3	0.4	11	1.1	0.3	2	12	1.2	0.4	1
27-55 S. Bragg	15	7	8		38	25	1.7	0.7	7	0.5	0.2	18	7	0.5	0.2	18
5802-5820 Sanger Ave.	10	4	5	1	27	15	1.5	0.6	6	0.6	0.2	9	6	0.6	0.2	9
Average							1.6	0.6		0.8	0.3			0.8	0.3	

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**PARKING ANALYSIS
ARHA SCATTERED SITES**

MHA Scattered Site Properties	Unit Size and Distribution				Total Bedrooms / Property	Parking Provided			Actual Parking Used				Actual Parking Used			
									Wed., Oct. 9 10:35 - 11:54 PM				Thurs., Oct. 10 10:06 - 11:19 PM			
Location	Total Units	2 BR Units	3 BR Units	4 BR Units		Spaces	Spaces/ Unit	Spaces/ BR	Cars	Cars/ Unit	Cars/ BR	Empty Spaces	Cars	Cars/ Unit	Cars/ BR	Empty Spaces
3181-3199 Duke St. (Arell Ct)	10	10			20	16	1.6	0.8	9	0.9	0.5	7	11	1.1	0.6	5
3108-3120 28th St.	15	7	8		38	26	1.7	0.7	8	0.5	0.2	16	5	0.3	0.1	21
1700-1718 W. Braddock Rd.	10	10			20	16	1.6	0.8	13	1.3	0.7	3	8	0.8	0.4	8
57-75 Yale Dr.	10		6	4	34	13	1.3	0.4	9	0.9	0.3	4	10	1.0	0.3	3
27-55 S. Bragg	15	7	8		38	25	1.7	0.7	6	0.4	0.2	19	7	0.5	0.2	18
5802-5820 Sanger Ave.	10	4	5	1	27	15	1.5	0.6	5	0.5	0.2	10	5	0.5	0.2	10
Average							1.6	0.6		0.8	0.3			0.7	0.3	

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PARKING ANALYSIS
ARHA SCATTERED SITES

ARHA Scattered Site Properties	Units Size and Distribution				Total Bedrooms @ Property	Parking Provided			Actual Parking Used				Actual Parking Used			
	Location	Total Units	2 BR Units	3 BR Units		4 BR Units	Spaces	Spaces/ Unit	Spaces/ BR	Fri., Oct. 11 10:03 - 11:14 PM				Sat., Oct. 12 10:04 - 11:20 PM		
									Cars	Cars/ Unit	Cars/ BR	Empty Spaces	Cars	Cars/ Unit	Cars/ BR	Empty Spaces
3481-3499 Duke St. (Arell Ct.)	10	10			20	16	1.6	0.8	8	0.8	0.4	8	7	0.7	0.4	9
3108-3120 28th St.	15	7	8		38	26	1.7	0.7	5	0.3	0.1	21	9	0.6	0.2	17
1700-1718 W. Braddock Rd.	10	10			20	16	1.6	0.8	8	0.8	0.4	8	11	1.1	0.6	5
57-75 Yale Dr.	10		6	4	34	13	1.3	0.4	13	1.3	0.4	0	11	1.1	0.3	2
27-55 S. Bragg	15	7	8		38	25	1.7	0.7	6	0.4	0.2	19	8	0.5	0.2	17
5802-5820 Sanger Ave.	10	4	5	1	27	15	1.5	0.6	9	0.9	0.3	6	5	0.5	0.2	10
Average							1.6	0.6		0.8	0.3			0.8	0.3	

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PARKING ANALYSIS
ARHA SCATTERED SITES

ARHA Scattered Site Properties	Units Size and Distribution				Total Bedrooms of Property	Parking Provided			Actual Parking Used			
	Location	Total Units	2 BR Units	3 BR Units		4 BR Units	Spaces	Spaces/ Unit	Spaces/ BR	Sun., Oct. 13 10:02 - 11:13 PM		
3481-3499 Duke St. (Arell Ct.)	10	10			20	16	1.6	0.8	8	0.8	0.4	8
3108-3120 28th St.	15	7	8		38	26	1.7	0.7	9	0.6	0.2	17
1700-1718 W. Braddock Rd.	10	10			20	16	1.6	0.8	12	1.2	0.6	4
57-75 Yale Dr.	10		6	4	34	13	1.3	0.4	12	1.2	0.4	1
27-55 S. Bragg	15	7	8		38	25	1.7	0.7	8	0.5	0.2	17
5802-5820 Sanger Ave.	10	4	5	1	27	15	1.5	0.6	7	0.7	0.3	8
Average							1.6	0.6		0.8	0.3	

36

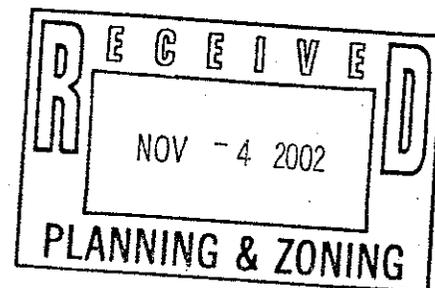
ALEXANDRIA



ARCHAEOLOGY

325 S Whiting St
ARHA SCATTERED HOUSING
DSUP #2002-0035 Rob McLeod

RECEIVED OCT 07 2002



September 25, 2002

Ms. Lisa Weaver
Architectural Design Group, Inc.
1600 Prince Street
Alexandria, VA 22314

Re: Archaeological Assessment of 1706 Braddock, 423 S. Reynolds and 323 S. Whiting Streets

Dear Lisa,

We received your request for Preliminary Archaeological Assessments for the three Samuel Madden Homes Downtown properties listed above. The results are as follows:

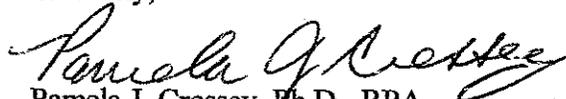
1706 Braddock – We have no record of any site being on this property and there has apparently been extensive ground disturbance, so the potential for significant archaeological resources to be disturbed by development is low. No archaeological action is required.

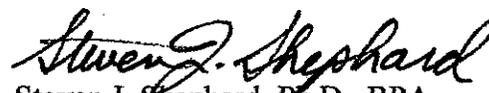
423 S. Reynolds – We have no record of any site being on this property and there has apparently been ground disturbance, so the potential for significant archaeological resources to be disturbed by development is low. No archaeological action is required.

323 S. Whiting – There has been previous ground disturbance on all boundaries of this property, but the extent to which the rest of the land has been disturbed is unknown. We have no record of any site on this property and so request that the owner be asked for any information that there were structures on this land or previous ground disturbance (grading, filling, etc.). This could be provided by maps, written documents or photographs. If there is no indication that the ground has been significantly disturbed, an Archaeological Evaluation is required, consisting of field testing (digging a series of small shovel holes or test squares scattered across the property), analysis of the data gathered and production of a brief report. If a site is identified on the land, further archaeological work will be necessary if destruction of the site by development cannot be avoided.

If you need more information, please contact this office.

Sincerely,


Pamela J. Cressey, Ph.D., RPA
City Archaeologist


Steven J. Shephard, Ph.D., RPA
Assistant City Archaeologist

16
12-14-02

HART, CALLEY, GIBBS & KARP, P.C.

ATTORNEYS AND COUNSELLORS AT LAW

307 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314-2557

TELEPHONE (703) 836-5757
FAX (703) 548-5443
hcgk.law@verizon.net

OF COUNSEL
CYRIL D. CALLEY

RETIRED
ROBERT L. MURPHY, 2001

HARRY P. HART
MARY CATHERINE H. GIBBS
HERBERT L. KARP

December 13, 2002

The Honorable Kerry Donley, Mayor
and Members of City Council
c/o City Clerk
301 King Street, Room 2300
Alexandria, VA 22314

Re: Docket Item No. 16, DSUP#2002-0035, 325 S. Whiting Street

Dear Mr. Donley and Members of City Council:

The Applicant and the Staff have worked diligently regarding the above referenced application. In that vein, the Applicant has agreed to most of the conditions recommended by Staff. There remain, however, a few conditions to which the applicant would request changes which the Staff agrees to modify. They are as follows:

Condition No. 3:

- a. Each unit shall be entirely predominantly brick or cementitious siding rather than a combination of the two materials except where water table, chimney appearances or other architectural features are accomplished by a combination of the two.
- b. Provide varying roof lines as generally depicted on the preliminary plan.
- e. Roof material and color ~~shall vary between units~~ shall be done to the satisfaction of the Director of P&Z.

Condition No. 29:

Solid waste services for the site shall be provided by the City. ~~In order for the City to provide solid waste service, the following conditions must be met.~~ The development must meet all the minimum street standards. ~~If the standards are met,~~ The developer must provide adequate space ~~within each unit~~ to accommodate a City Standards super can and recycling container for each unit. The containers must be placed inside the units or within an enclosure that completely screens them from view to the satisfaction of the Director of P&Z and T&ES. ~~If these conditions are met,~~ The developer must purchase the standard containers from the City or provide containers that are compatible with City collection system and approved by the Director of T&ES.

The Honorable Kerry Donley, Mayor
and Members of City Council
December 13, 2002
Page 2

Condition No. 32:

Proposed sanitary sewer along southern property line is not acceptable. Extend existing sanitary sewer on S. Whiting Street to site entrance and extend all sanitary laterals to S. Whiting Street to the satisfaction of the Director of T&ES.

Condition No. 34:

The applicant shall be allowed to make minor adjustments if the changes do not result in a loss of parking or landscaping or an increase in impervious area except for architectural embellishments and screening of solid waste containers to the satisfaction of the Director of P&Z.

Condition No. 42: DELETE, same as Condition No. 29.

Condition No. 44: DELETE

Very truly yours,



Harry P. Hart

cc: Ms. Eileen Fogarty, Director of Planning & Zoning
Mr. William Dearman, Alexandria Redevelopment Housing Authority



South Whiting St. Elevation- East



Parking Elevation-North



Parking Elevation-West



Terrace Elevation-North

ARHA

600 N. Fairfax Street Alexandria, VA 22314 (4) 703-549-7115

South Whiting St. Site

DATE:
NOV.19.2002

SCALE = 1/8" = 1'-0"
0 10 20

ADG
Architectural Design Group, Inc.
ARCHITECTURAL FIRM OF ALEXANDRIA, VIRGINIA SINCE 1978



ARHA

600 N. Fairfax Street Alexandria, VA 22314 (1) 703-549-7115

South Whiting St. Site

DATE: NOV. 08, '02

SCALE: 1" = 10'
0 10 20

ADG
Architectural Design Group, Inc.
ARCHITECTS AND PLANNERS SINCE 1962



Landscaped Terraces along So. Whiting

ARHA

600 N. Eureka Street Alexandria, VA 22314 (703) 549-7115

South Whiting St. Site

DATE:
OCT. 31.2002

SCALE = 1/4" = 1'-0"

ADG
Architectural Design Group, Inc.

16

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2002-0035

PROJECT NAME: ARHA Scattered Sites

PROPERTY LOCATION: 325 S. Whiting Street

TAX MAP REFERENCE: 57.00-02-03 ZONE: RC

APPLICANT Name: Alexandria Redevelopment and Housing Authority

Address: 600 N. Fairfax Street, Alexandria, VA 22314

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MODIFICATIONS REQUESTED: Modification of Side Yard Setback

SUP's REQUESTED: Parking Reduction pursuant to § 7-700.

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THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

Harry P. Hart
Print Name of Applicant or Agent

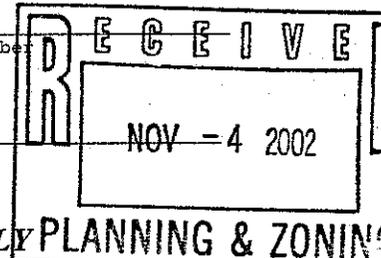
Harry P. Hart
Signature

HART, CALLEY, GIBBS & KARP, P.C.
Mailing Address

(703) 836-5757
Telephone Number

307 N. Washington St., Alex. VA 22314
Mailing Address

Date



DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____
Fee Paid & Date: \$ _____
Legal Advertisement: _____

Received Plans for Completeness: _____
Received Plans for Preliminary: _____
Property Placard: _____

ACTION - PLANNING COMMISSION: 12/3/2002 RECOMMEND APPROVAL 6-0

ACTION - CITY COUNCIL: 12/14/02PH--SEE ATTACHED.

325 S Whiting St
ARHA SCATTERED HOUSING
DSUP #2002-0035
Rob McL.eod

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

15. (continued) City Council approved the Planning Commission recommendation as amended to read as follows: Condition #5: "5. The applicant shall continue to refine the elevations of the two townhouse units facing Reynolds Street to reinforce their appearance as the front of a residence by fenestration and door location to the satisfaction of the Director of P&Z. These architectural refinements shall be completed to the satisfaction of the Director of P&Z, prior to the release of final site plan."; Condition #6: "6c. The facade of the townhouse units facing S. Reynolds Street shall be a combination of brick and cementitious siding to the satisfaction of the Director of P&Z. Other facades shall be brick or cementitious siding."; "6d. The units shall provide varying roof lines as generally depicted on the preliminary plan."; "6e. Roof material and color shall be done to the satisfaction of the Director of P&Z."; Condition #39: "The applicant shall be allowed to make minor adjustments if the changes do not result in a loss of parking or landscaping or an increase in impervious area except for architectural embellishments and screening of solid waste containers to the satisfaction of the Director of P&Z."; and Condition #45: "45. Solid waste services for the site shall be provided by the City. The development must meet all the minimum street standards. The developer must provide adequate space to accommodate a City Standards super can and recycling container for each unit. The containers must be placed inside the units or within an enclosure that completely screens them from view to the satisfaction of the Director of P&Z and T&ES. The developer must purchase the standard containers from the City or provide containers that are compatible with City collection system and approved by the Director of T&ES."

Council Action: _____

16. DEVELOPMENT SPECIAL USE PERMIT #2002-0035

325 S WHITING ST

ARHA SCATTERED HOUSING - S WHITING ST

Public Hearing and Consideration of a request for a development special use permit, with site plan, for construction of residential multi-family dwellings as affordable housing; zoned RC/Residential. Applicant: Alexandria Redevelopment and Housing Authority, by Harry P. Hart, attorney.

COMMISSION ACTION: Recommend Approval 6-0

Councilman Euille explained that on an informal basis the Wygul family has been supporting entry-level jobs for community residents, including some public housing residents, for many years. He announced that Wygul Automotive Clinic will formalize the program to partner with ARHA in awarding automotive service and repair grants to all ARHA residents. These grants will be issued by ARHA for free vehicle service at any one of the Wygul Automobile Clinics and is a 10-year commitment, \$5,000 a year up to \$50,000, to be administered by ARHA for their residents.

Councilman Speck requested that a community liaison be established for that area to address some of the issues that are occurring there now.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

16. (continued) City Council approved the Planning Commission recommendation as amended with the following changes: Condition #3a: "**3a. Each unit shall be predominantly brick or cementitious siding rather than a combination of the two materials except where water table, chimney appearances or other architectural features are accomplished by a combination of the two.**"; Condition #3b: "**3b. Provide varying roof lines as generally depicted on the preliminary plan.**"; Condition #3e: "**3e. Roof material and color shall be done to the satisfaction of the Director of P&Z.**"; Condition #29: "**#29. Solid waste services for the site shall be provided by the City. The development must meet all the minimum street standards. The developer must provide adequate space to accommodate a City Standards super can and recycling container for each unit. The containers must be placed inside the units or within an enclosure that completely screens them from view to the satisfaction of the Director of P&Z and T&ES. The developer must purchase the standard containers from the City or provide containers that are compatible with City collection system and approved by the Director of T&ES.**"; Condition #32: "**32. Proposed sanitary sewer along southern property line is not acceptable. Extend existing sanitary sewer on South Whiting Street to site entrance and extend all sanitary laterals to South Whiting Street to the satisfaction of the Director of T&ES.**"; Condition #34: "**34. The applicant shall be allowed to make minor adjustments if the changes do not result in a loss of parking or landscaping or an increase in impervious area except for architectural embellishments and screening of solid waste containers to the satisfaction of the Director of P&Z.**"; deleted Condition #42 and replaced it with the same condition as Condition #29 above; and deleted Condition #44.

Council Action: _____

17. SPECIAL USE PERMIT #2002-0101
701 KING ST
CHINA KING RESTAURANT
Public Hearing and Consideration of a request for a special use permit to allow dancing in an existing restaurant; zoned CD/Commercial Downtown. Applicant: China King Town Inc., by Sui Chen Chu Yao.

COMMISSION ACTION: Recommend Approval 6-0

City Council approved the Planning Commission recommendation.

Council Action: _____

18. SPECIAL USE PERMIT #2002-0103
304 CALVERT AV
Public Hearing and Consideration of a request for a special use permit to operate a general automobile repair garage; zoned I/Industrial. Applicant: Benavides Auto Repair, by Julio Benavides.

COMMISSION ACTION: Recommend Denial 6-0

City Council upheld the Planning Commission recommendation and denied the special use permit.

Council Action: _____